

CASE # C15-2012-0147

TR-0108010510

ROW-108 58395

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 608 Blanco Street

LEGAL DESCRIPTION: Subdivision – Brooks & Shelly

Lot(s) 5 Block Out lot 3 Division 2

I Jim Bennett as authorized agent for Jan Currier

affirm that on 10/29/12 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An addition to an existing tri-plex apartment building providing a ^{48.2}48.2:1 F.A.R. .
in a MF-3-HD-NP district.

(zoning district)

MF-4 HD-NP

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This property is zoned Multi-family Historic District and is a three unit apartment and a conversion to a single family residence requires compliance with the single family requirements.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

This structure is an older home that has been converted to three units and to restore and modernize the building to convert it back to a single family use requires compliance with current requirements for single family use including compliance with the McMansion requirements. The proposed changes will allow the structure to be up graded to current acceptable living standards.

- (b) The hardship is not general to the area in which the property is located because:

Not many of the structures in the area are reducing density and impervious cover in order to restore older building to original uses and maintain the appeal of the original construction.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The restoration and change in the number of units, and the reduction of impervious cover will be an enhancement and will not change the character of this diverse use neighborhood. A certificate of appropriateness, approving these changes, has been approved by the Historic Landmark Commission.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr

City, State & Zip Austin, TX 78748

Printed Jim Bennett Phone 282-3079 Date 10/10/12

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jan Currier Mail Address 617 Blanco

City, State & Zip Austin, Texas 78703

Printed JAN CURRIER Phone 830-385-1385 Date 10/15/12

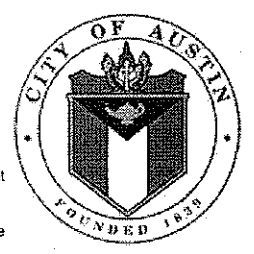


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0147
LOCATION: 608 Blanco Street



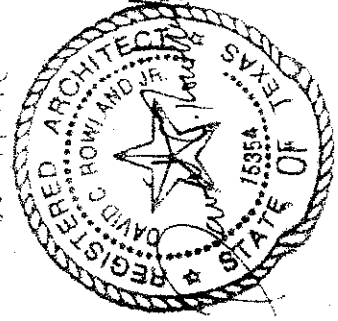
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

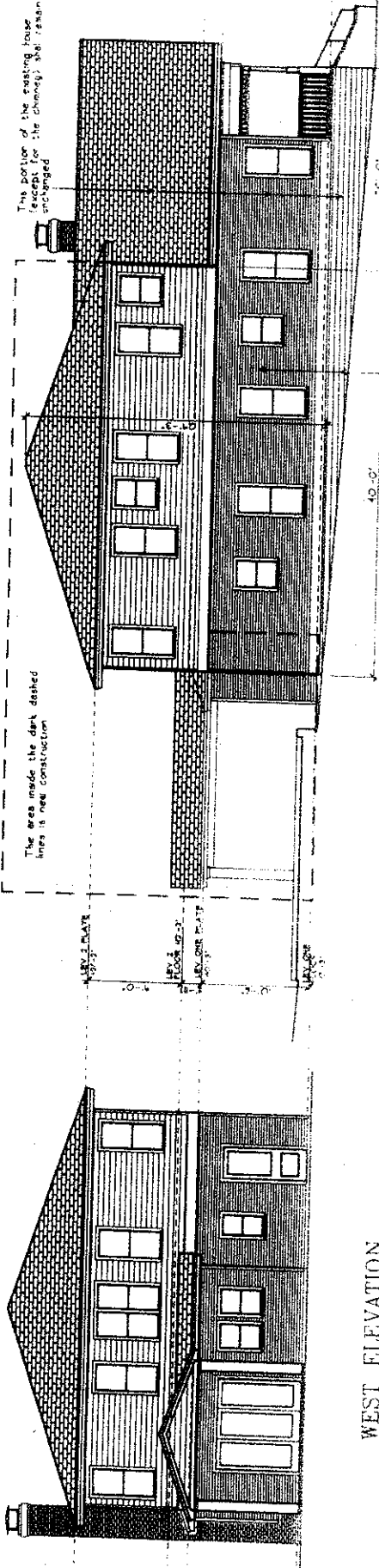
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Calculated Lot Area = 8,993 SF

[illegible]

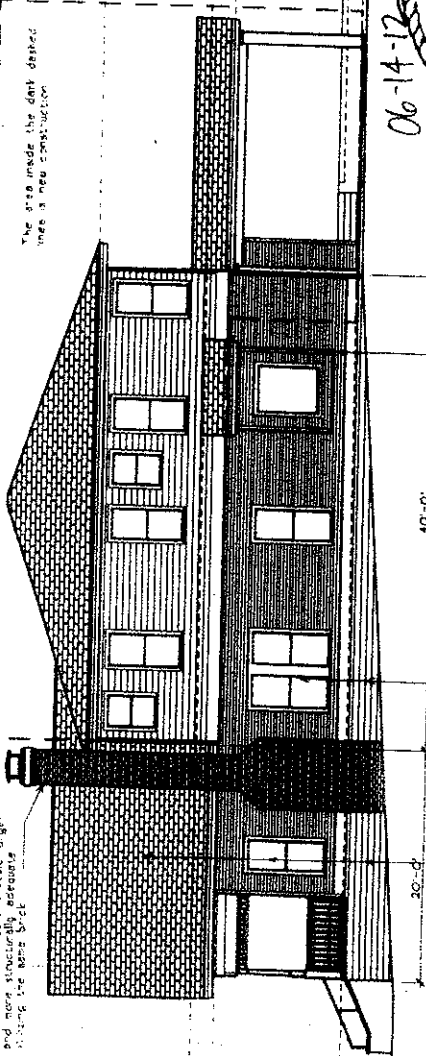
PLOT PLAN





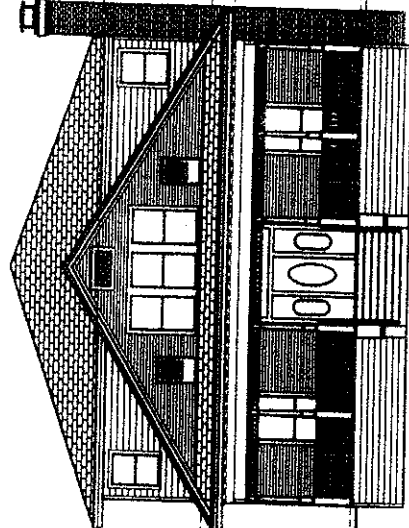
WEST ELEVATION
 SCALE 1/4" = 1'-0"

The existing chimney shall be replaced with a new brick chimney and more structural supports along the same brick.



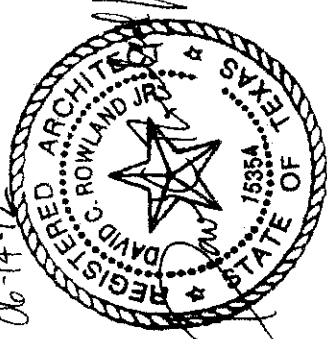
The portion of the existing house outside the dashed box (except for the chimney) shall remain unchanged

NORTH ELEVATION
 SCALE 1/4" = 1'-0"



EAST ELEVATION
 SCALE 1/4" = 1'-0"

SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



06-14-12

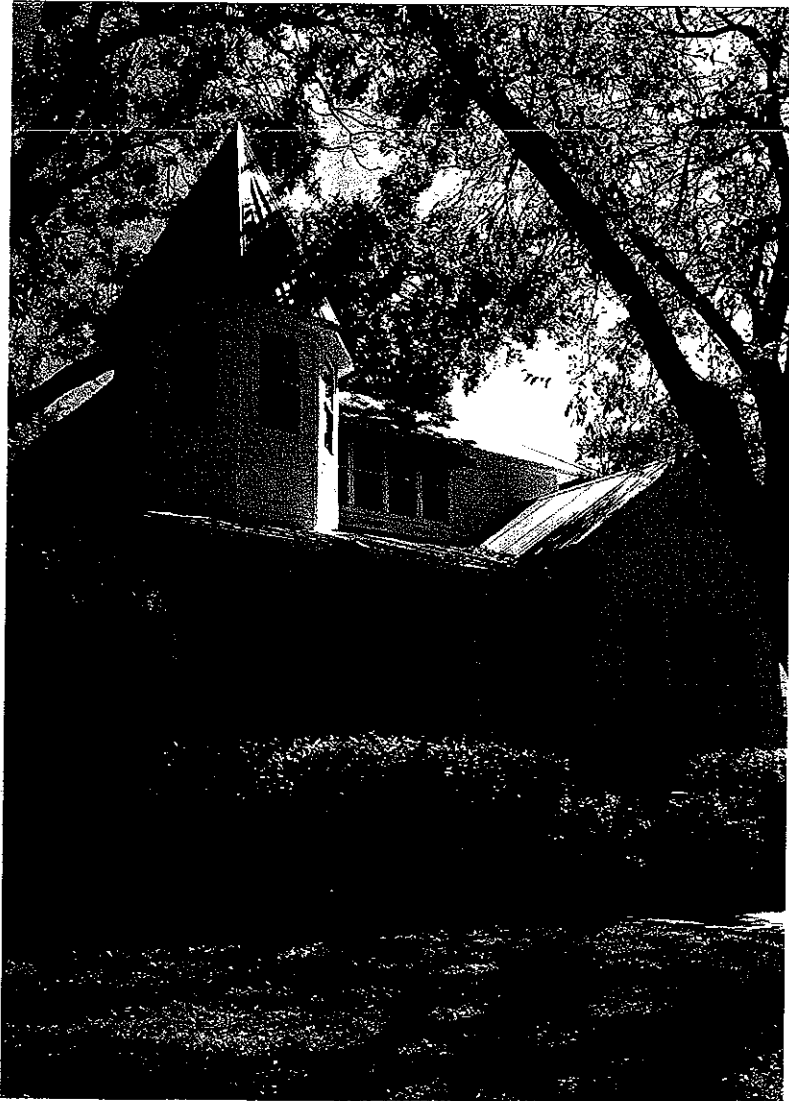
**Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12**



I approve: Bruce Baker
Address: 1207 W 8th Austin 78703

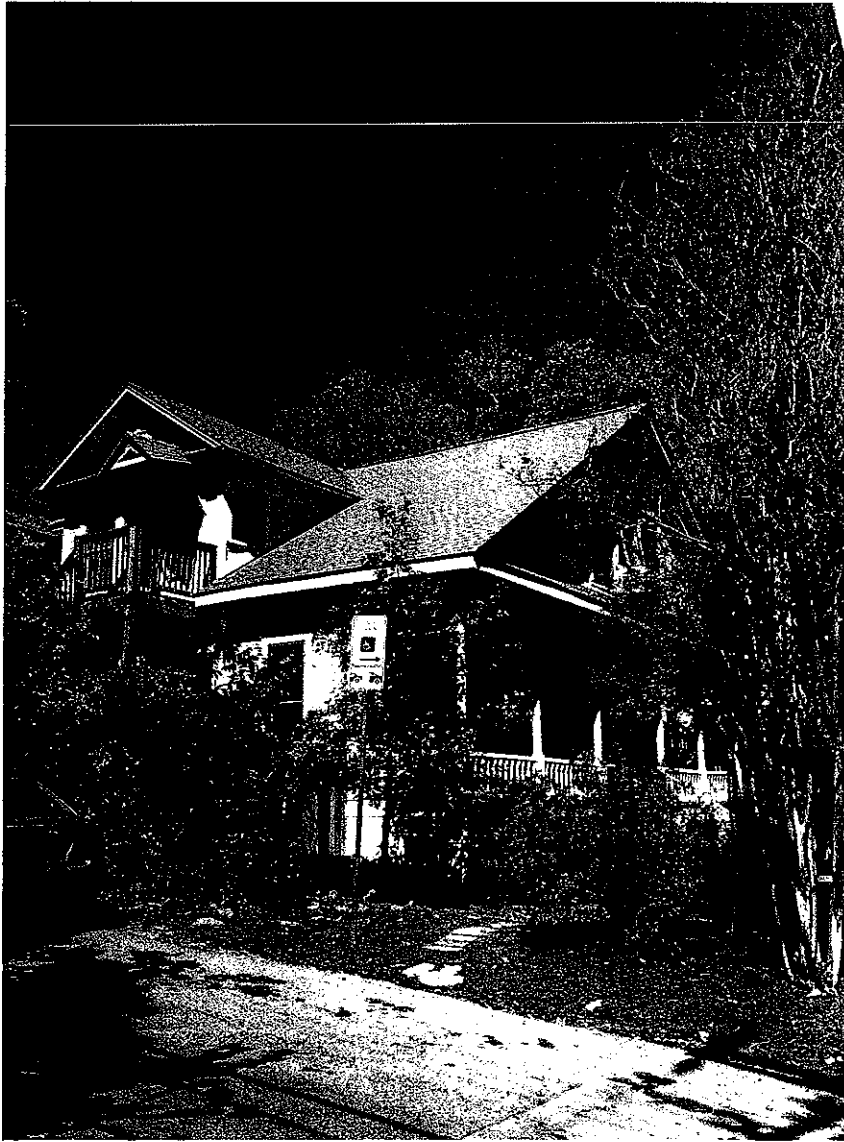
Dear Friends,

My name is Jan Currier, and my husband John Currier and I own and occupy a home at 617 Blanco. We successfully remodeled our home and enhanced its beauty and architectural authenticity six years ago, and have enjoyed it with family since that time. The following photo shows the home as it exists today. I grew up in Austin and my family has contributed over many years to making Austin the desirable city it is today. My father L.A. Felder, and my brother Scott Felder are both past Presidents of the Homebuilders Association of Austin. Our family has always kept the maintenance of the spirit and beauty of Austin as a benchmark for our success.



617 BLANCO

We recently purchased another house at 608 Blanco, which is a larger home across the street from our current residence. Our reason for the purchase is to give us more space to accommodate our large and expanding family, as our current home is too small. This recently purchased home, 608 Blanco, was not maintained well for decades, and was turned into an apartment building by its previous owners. These owners divided the home into three separate apartments with a steady turnover of tenants over the years. They added window air conditioner units and allowed the foundation of the home to settle, and the exterior to deteriorate and become an eye sore to the Clarksville community. They additionally added exterior stairways to access each of the upstairs apartments.



608 BLANCO

As residents of Clarksville currently, my husband and I were contributing petitioners to the formation of the Castlewood Historic District, which encompasses 608 Blanco, as well as our current home across the street.

Our proposal for the remodel of 608 Blanco will restore the front of the home to its original historical beauty, while modernizing the home, and turning an eye-sore into an asset to Clarksville in the same manner that we enhanced our current home. We have been cognizant of, and agree with, the desire of the residents of Clarksville and the city of Austin to diligently protect and maintain the quality of life and historical beauty of the architecture for the homes on Blanco. We put much thought into our plan for the remodel to comply with and exceed those expectations, and **our plan has received A Certificate Of Appropriateness** from the Historic Commission. We have additionally received letters of approval for our remodel plan from the adjacent homeowners.

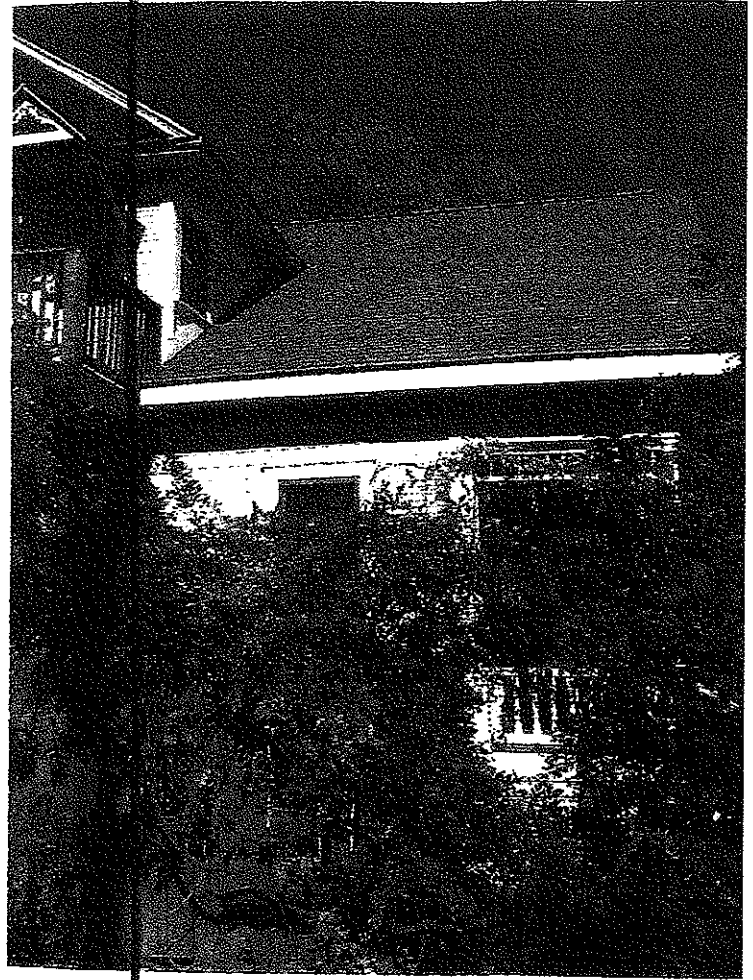
Our remodel plan requires that we retain the original footprint of the home with the only change being an addition of four feet to the rear of the home along with a window box. The additional 528 square feet would require a variance from the City of Austin for size, as we would slightly exceed the McMansion size ordinance. The impervious coverage of the site will comply with city ordinances and actually be reduced from the current coverage due to the fact that the garage that was built originally will be removed in its entirety. The current size of the home is 3391 square feet. We will be fully compliant with ordinances for side -wall articulation. We plan to restore the windows and doors to original period quality and appearance and restore the home to its original beauty.

608 Blanco is located between 6th and 7th streets. The alley behind the commercial properties on 6th street run adjacent to our home on it's south boundary. The service entrance and trash pick-up for Café Josie is directly across the alley, and Wiggey's Liquor store is on the corner of 6th and Blanco, within 200 feet of the home's front door. All of the parking for the employees and clients for the restaurants, bars, and commercial businesses on 6th street park on the curb along both sides of Blanco from 7:00 am until after 10pm at night. Our home at 608 Blanco is zoned MF4 due to its close proximity to the adjacent commercial properties....however, it is our desire to restore this historical single family home to it's natural esthetic qualities that were originally there when the home was built. The remodel will allow us to update all the wiring and plumbing of the home to be less danger to the community, and to restore the original luster and beauty to this historical home that presently detracts from that beauty due to neglect and deterioration. Our planned use will lessen the traffic and parking on 6th street, as we will restore it as a single family home, and not three separate apartments as it is currently configured.

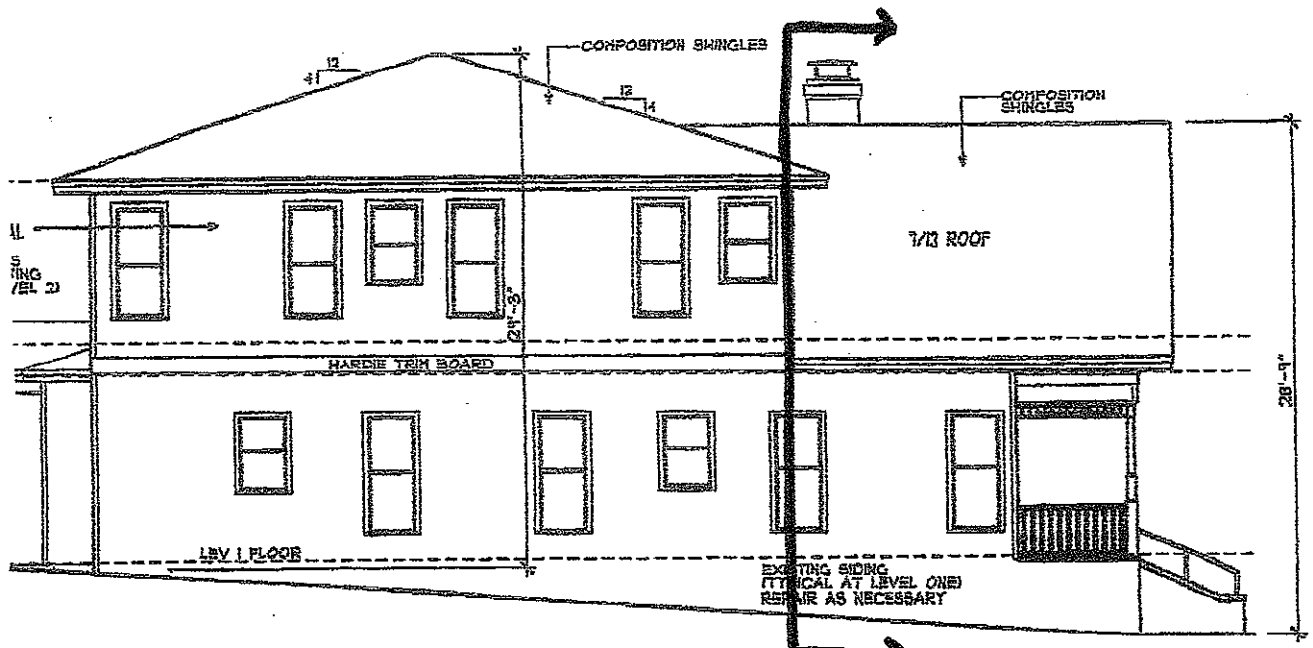
Please grant our variance request for the additional 528 Square feet so that we can move forward with the restoration of this classic Clarksville property as we are within the 20% variance allowed by city ordinance. It would be a shame to allow this beautiful old home to continue as a tenant home and deteriorate further, when we have the desire, resources, and expertise to make it one of the beautifully restored homes in Old Clarksville.

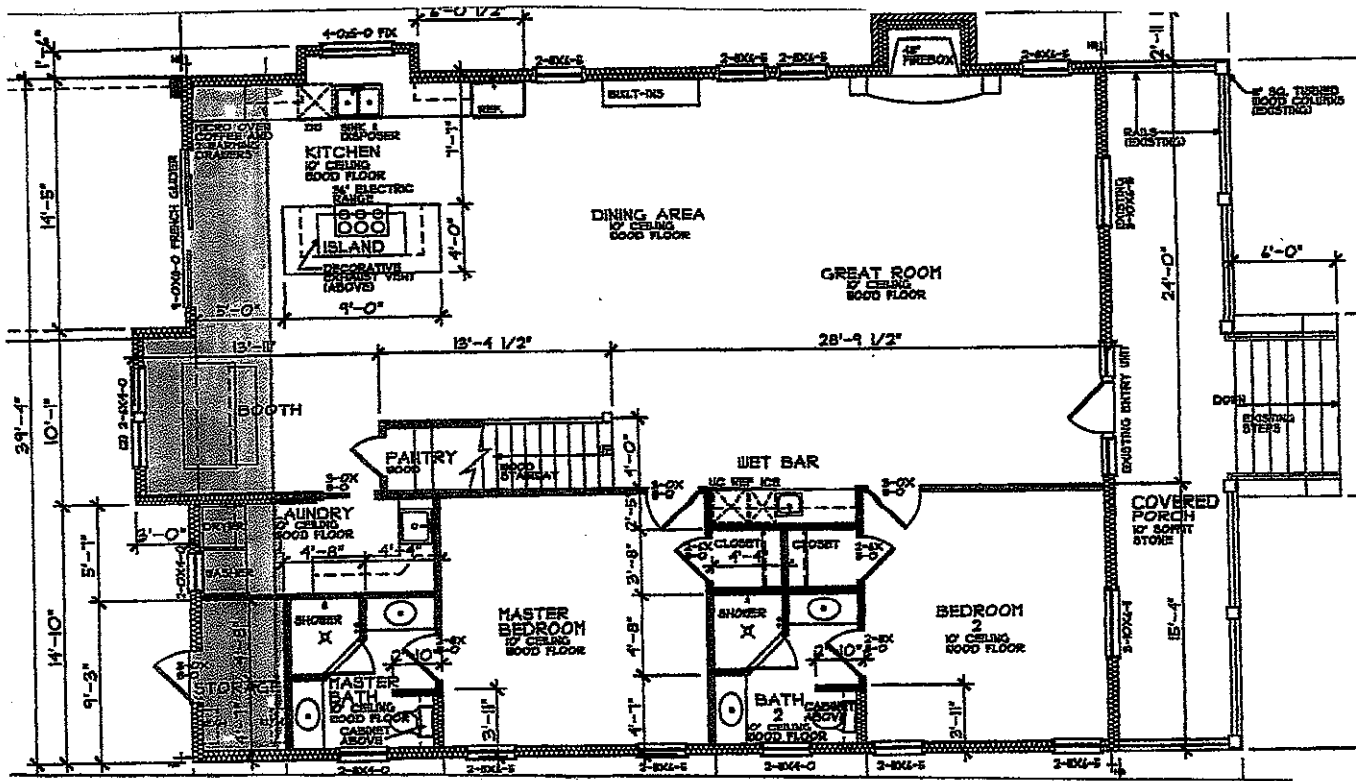
Sincerely,


Jan Currier

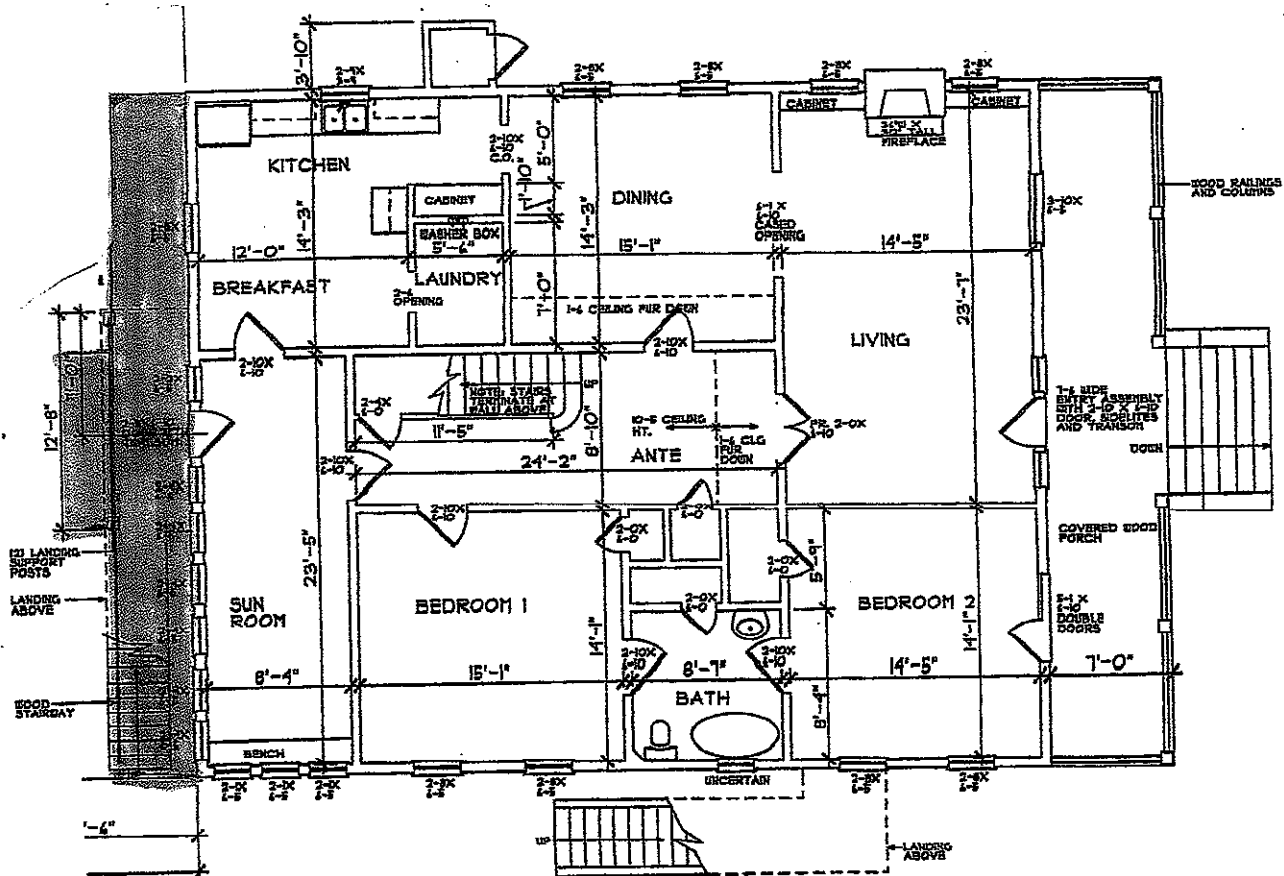


20' Retained per Historical Commissior





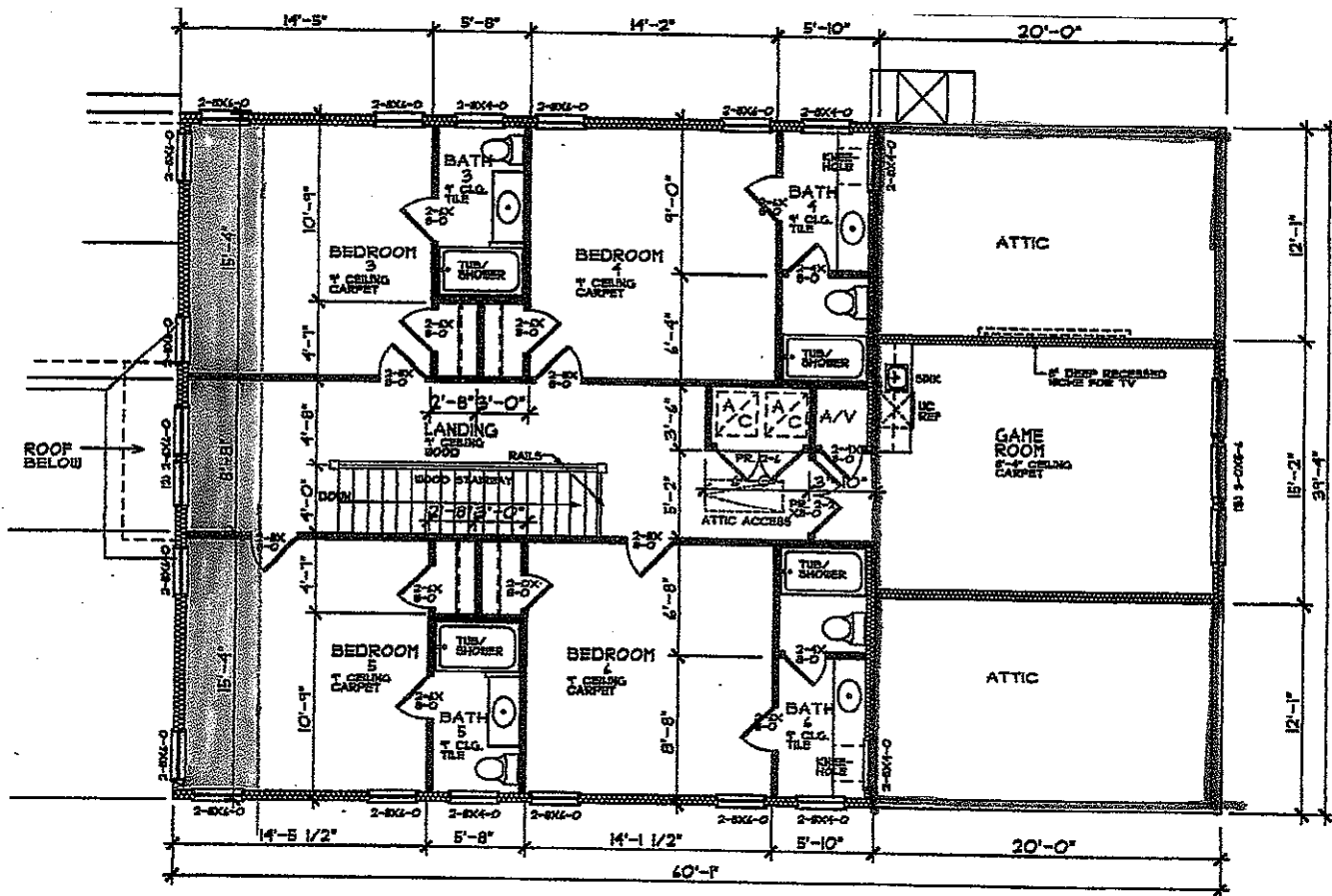
Added 4' to Back of house



- NOTES: 1. ALL CEILINGS THIS LEVEL ARE 10'-0" HIGH UNLESS NOTED OTHERWISE
 2. ALL EXTERIOR DOORS AND WINDOWS HAVE A 6'-0" HEAD HEIGHT
 3. WALL THICKNESSES ARE UNKNOWN AND MAY VARY
 4. DIMENSIONS MAY VARY $\pm 1/2"$ PER WALL



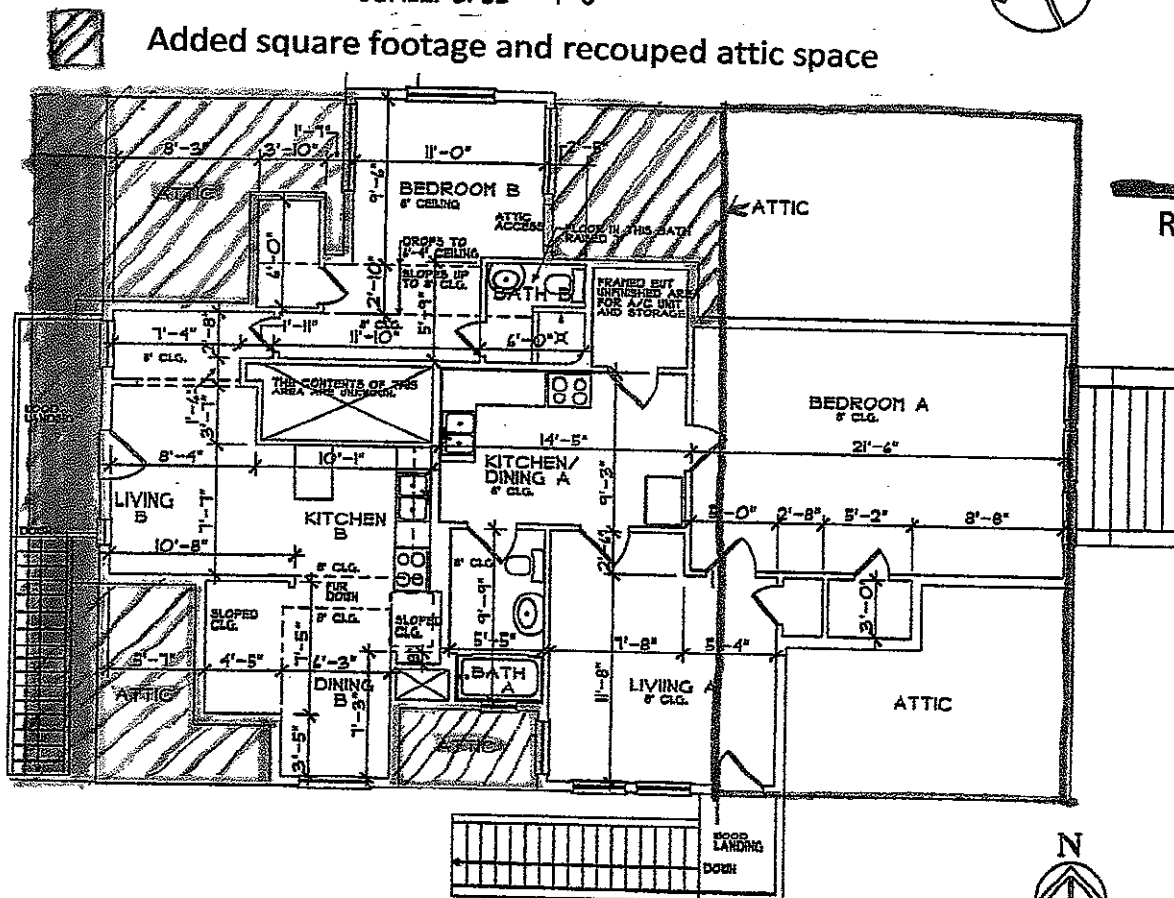
JOB NORTH



Added square footage

LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"



Added square footage and recouped attic space

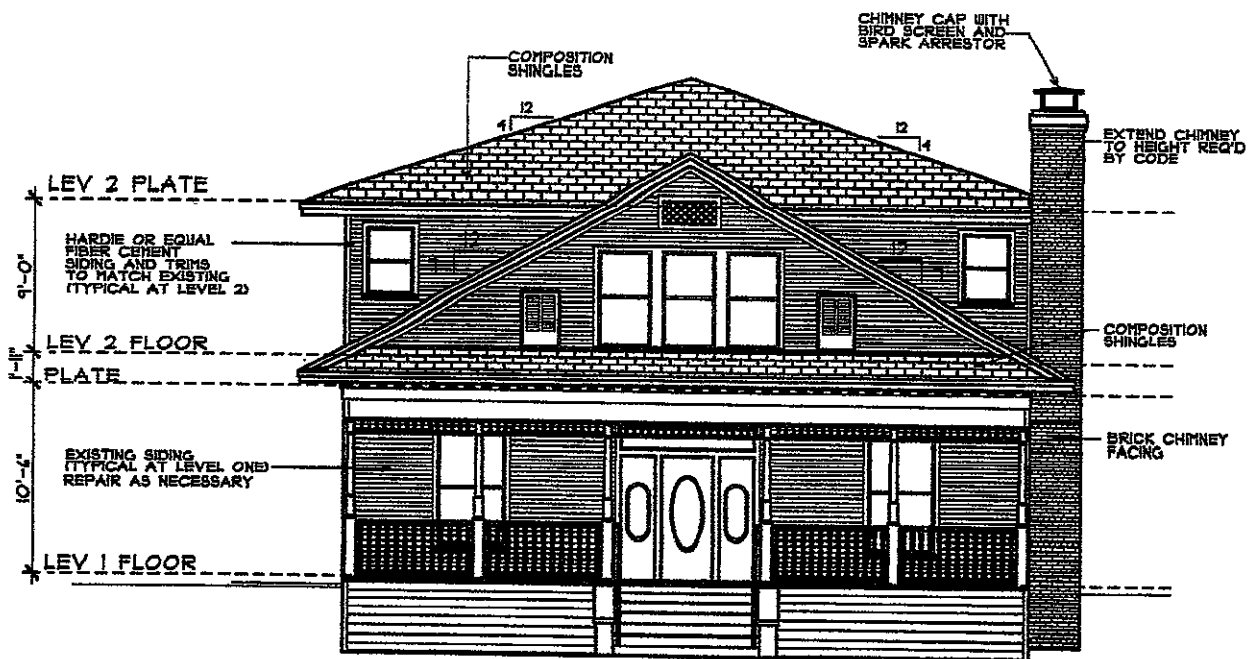
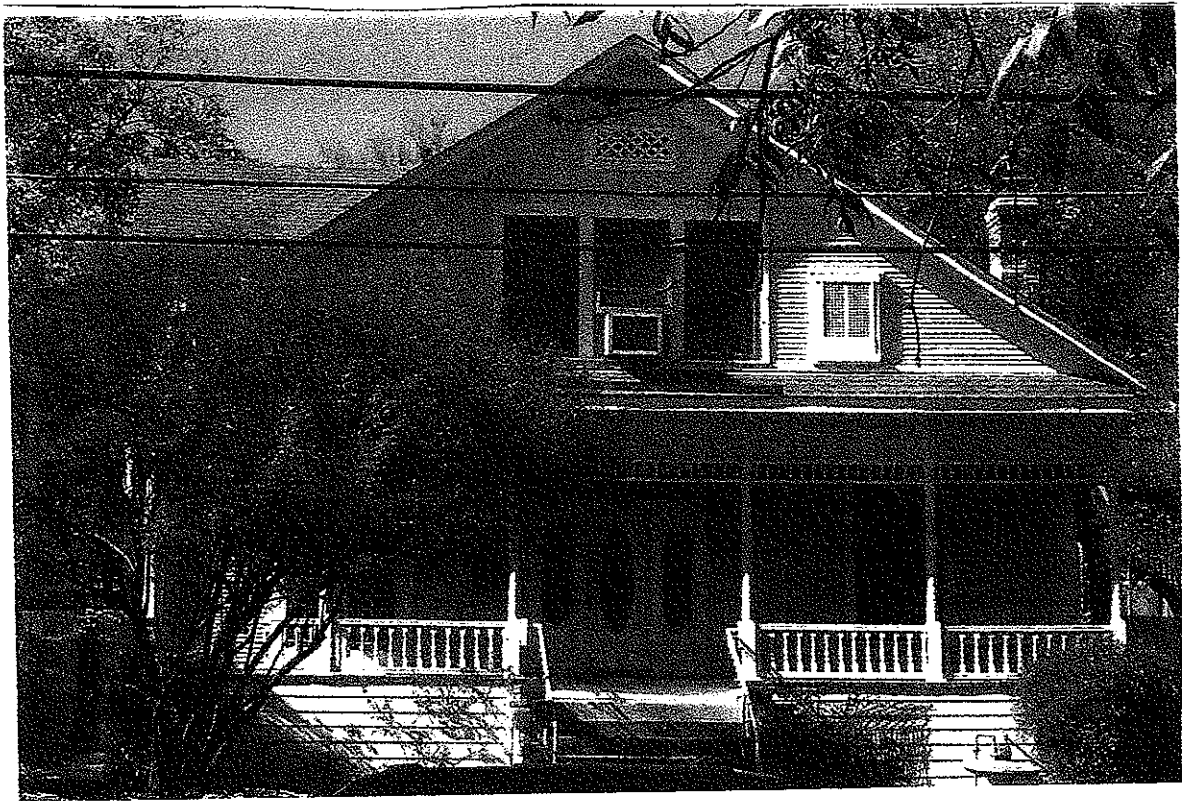
Retained 20'

LEVEL TWO AS-BUILT FLOOR PLAN

SCALE: 1/8" = 1'-0"

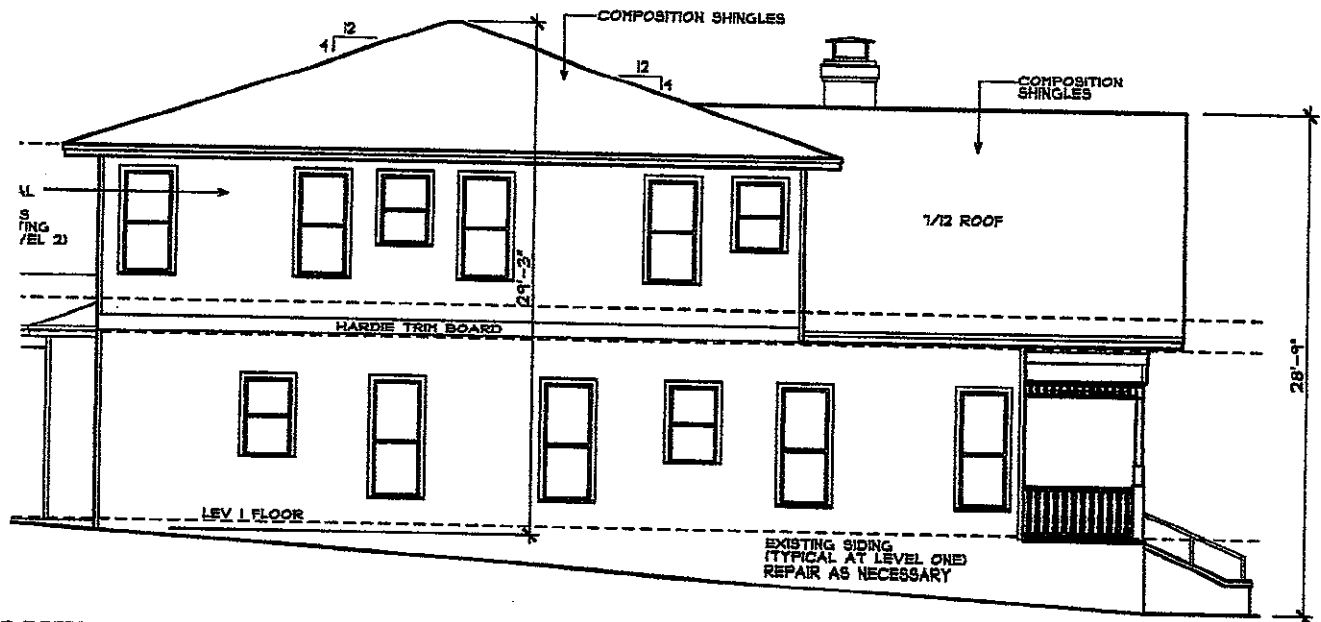


JOB NORTH



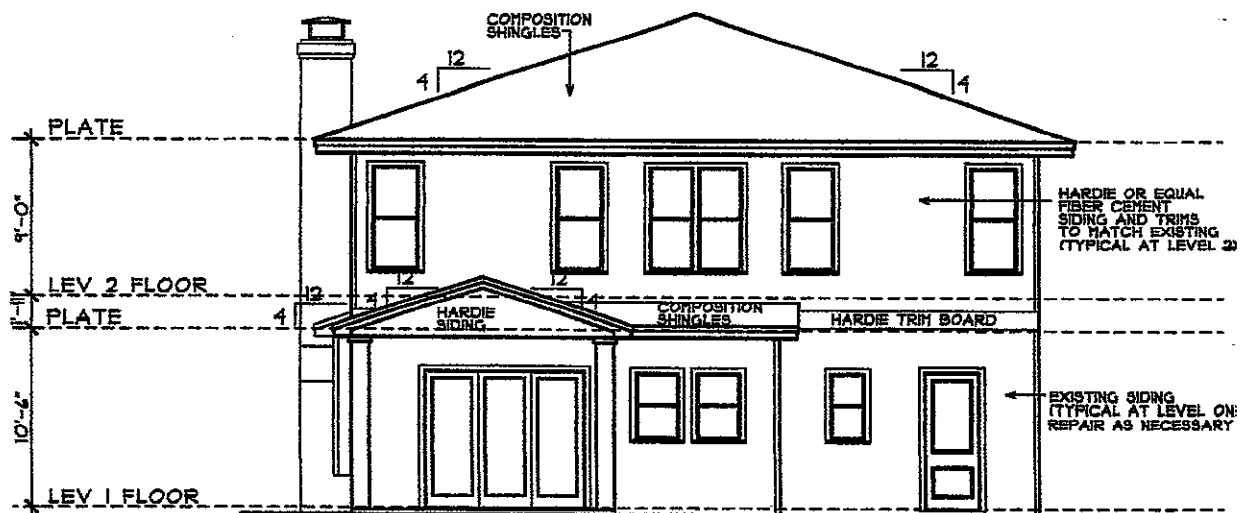
EAST ELEVATION

SCALE: 3/32" = 1'-0"



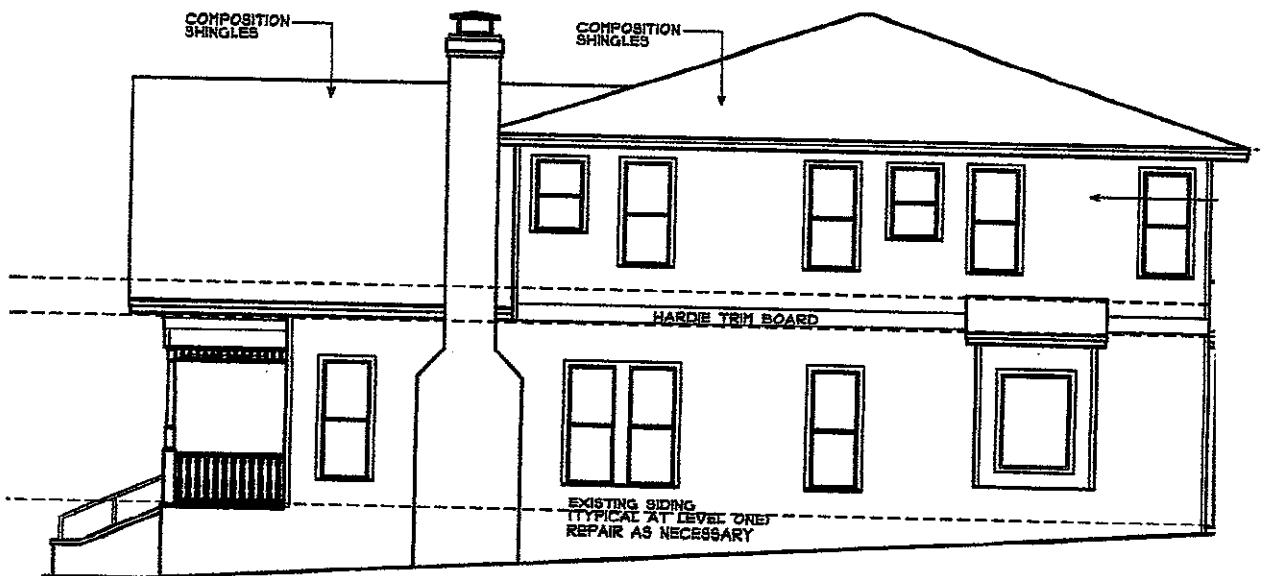
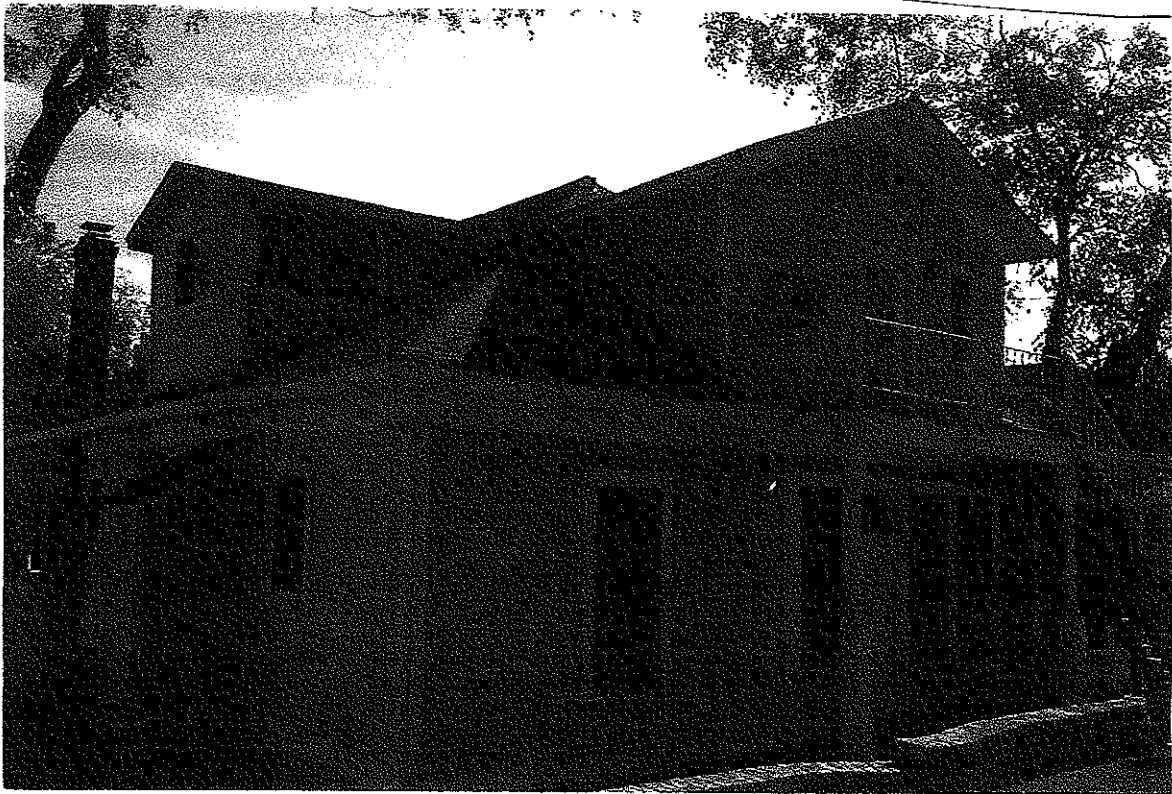
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: $\frac{3}{32}" = 1'-0"$



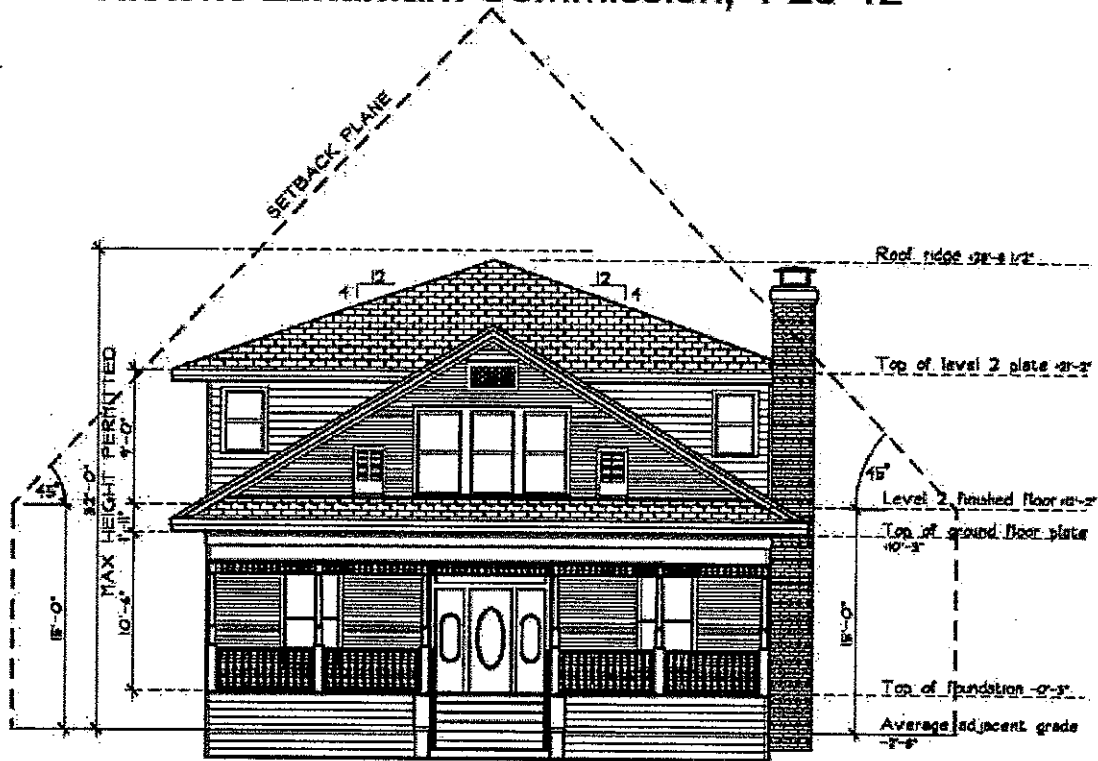
NORTH ELEVATION

SCALE: $\frac{3}{32}'' = 1'-0''$



608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation



Existing Front Elevation

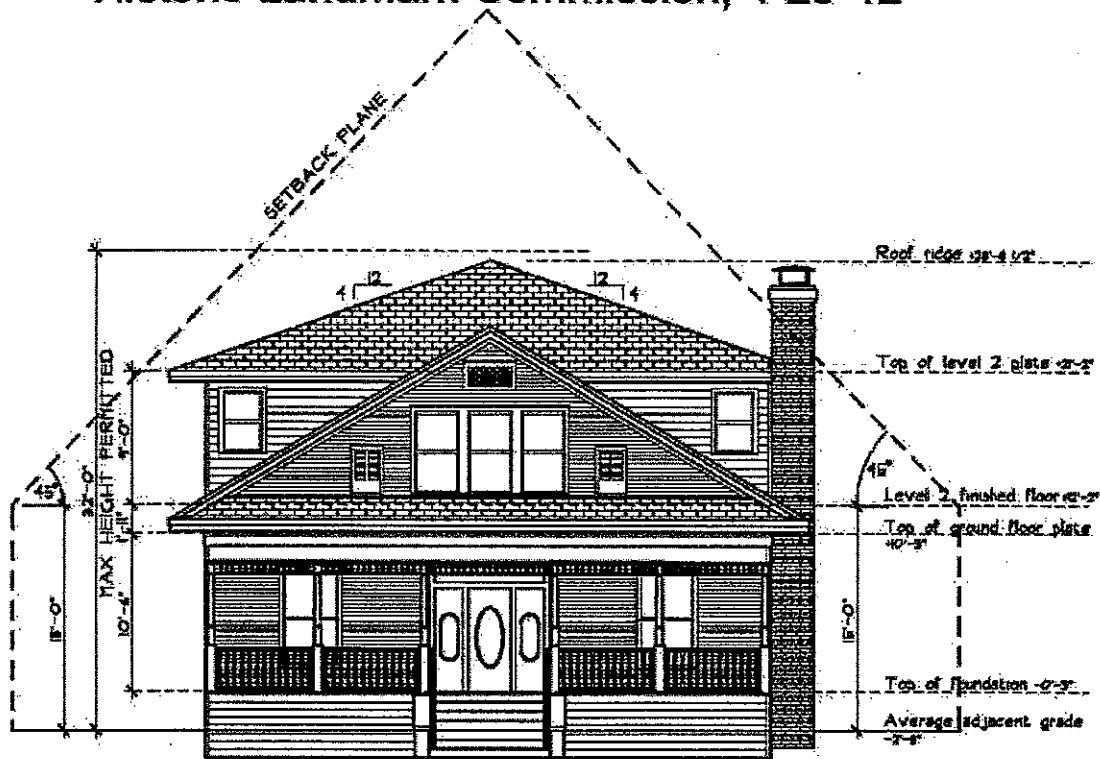
I approve:

Address:

Phil Solomon **PHIL SOLOMON**
612 Blanco

608 BLANCO STREET

Remodel and Addition approved by the
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Proposed Front Elevation



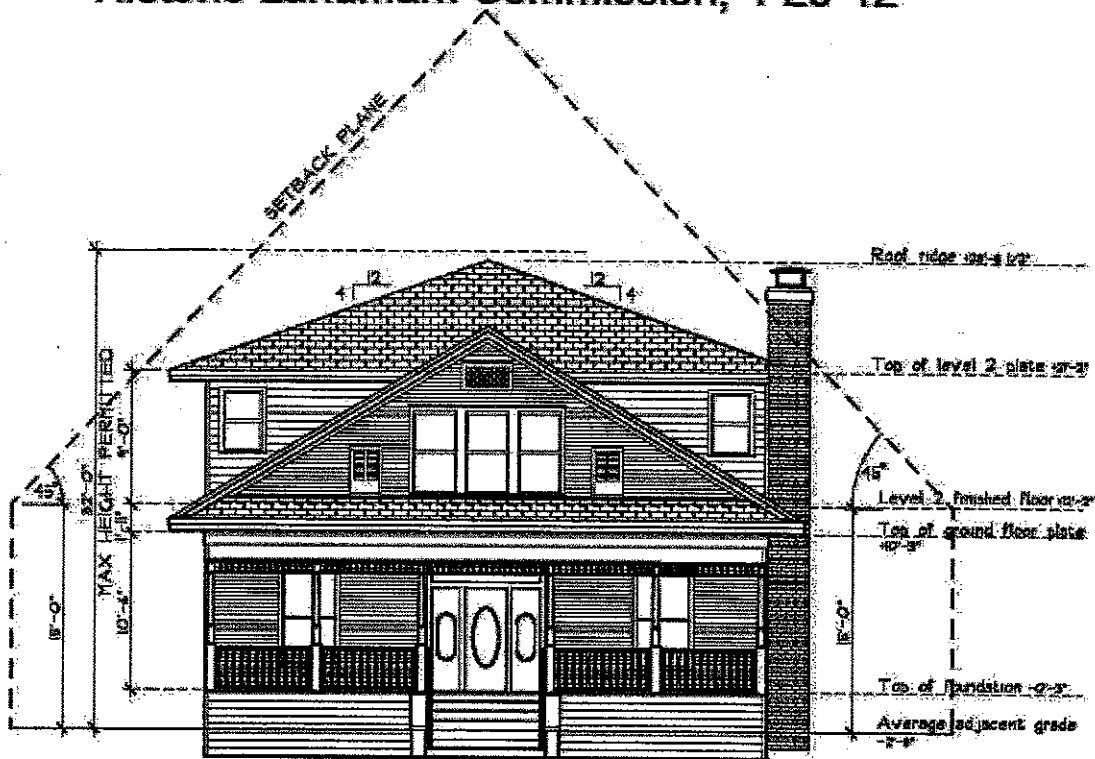
Existing Front Elevation

Thank you
for saving this
old house -
Margie

I approve: Margorie Hook
Address: 613 Blanco St.

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation

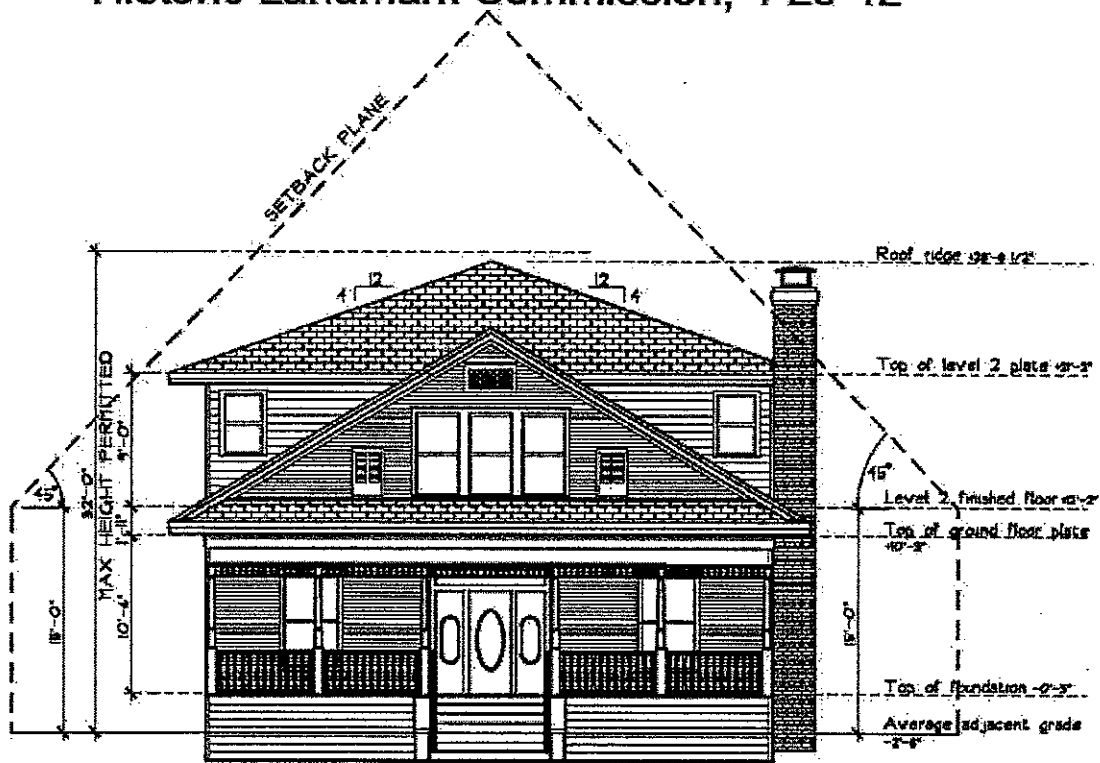


Existing Front Elevation

I approve: Pam Magee and Chet Hornung
Address: 608 Harlan St.

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation

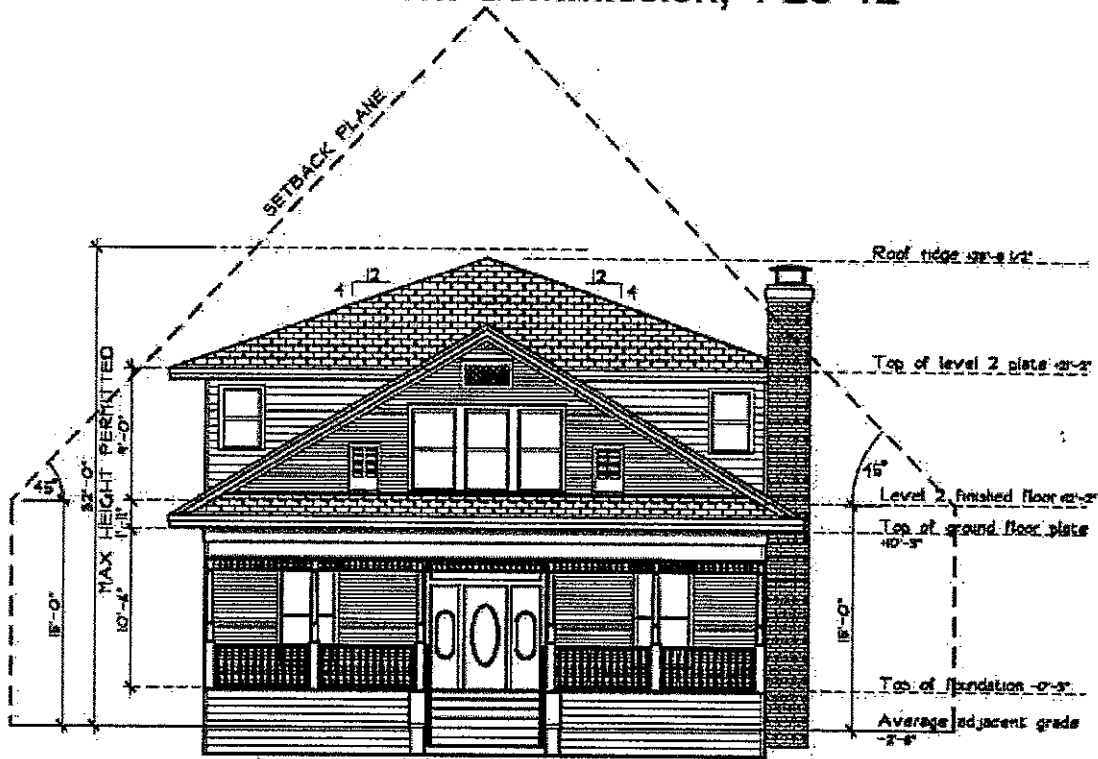


Existing Front Elevation

I approve: Richard S. McCown, Executor of Madge Simmons Estate
Address: 607 Blanco St., Austin, Texas 78703-5307

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation



Existing Front Elevation

We

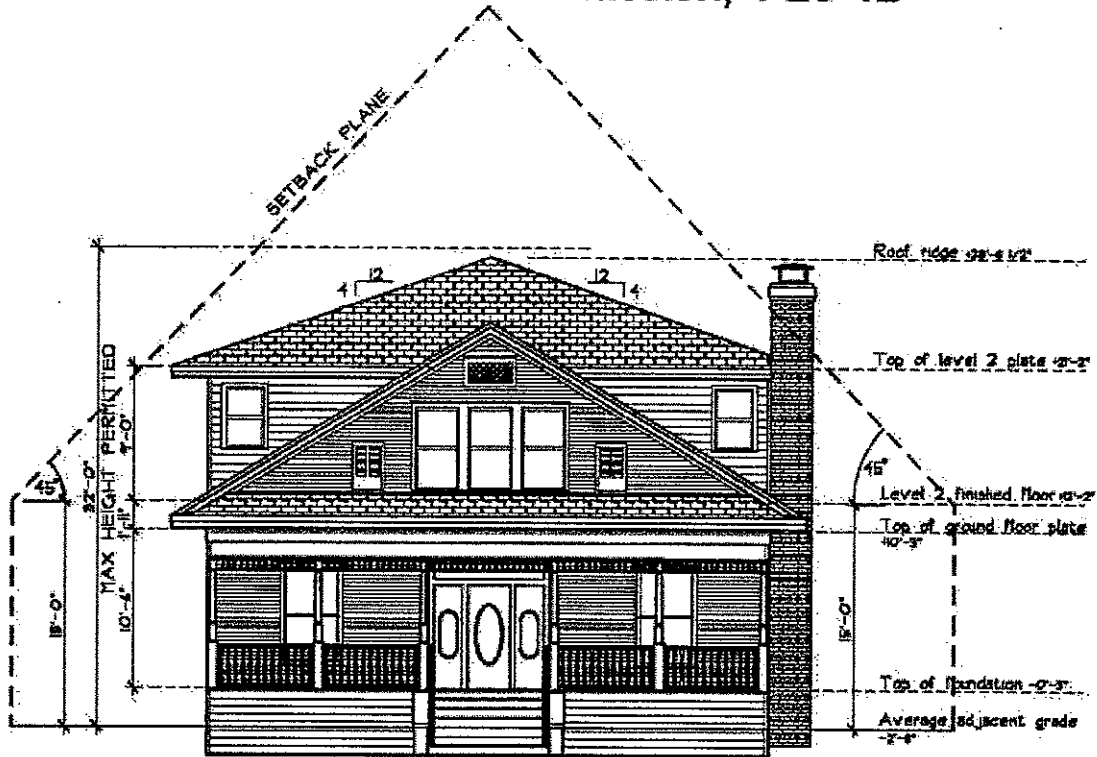
Approve: David + Leslie Wolff

Address: 1206 W. 8th St, Austin 78703

We wish you all the best with these

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



Proposed Front Elevation

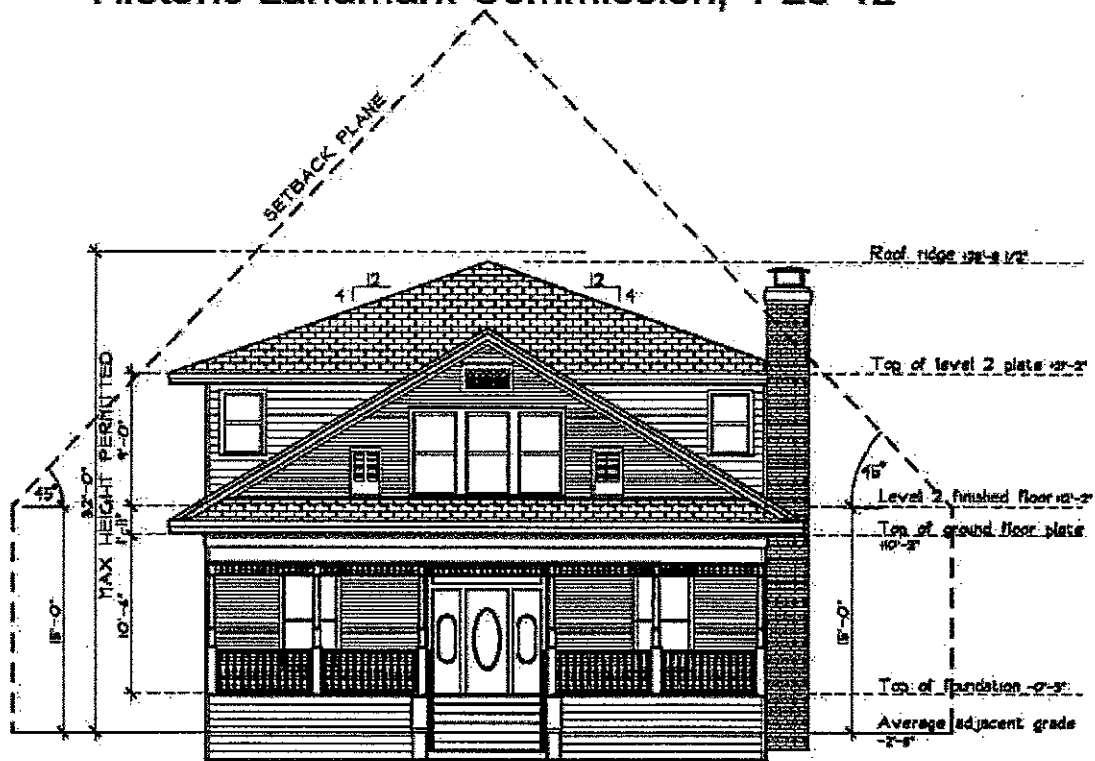


Existing Front Elevation

I approve: Bruce Baker
Address: 1207 W 8th Austin 78703

608 BLANCO STREET

Remodel and Addition approved by the
Historic Landmark Commission, 4-26-12



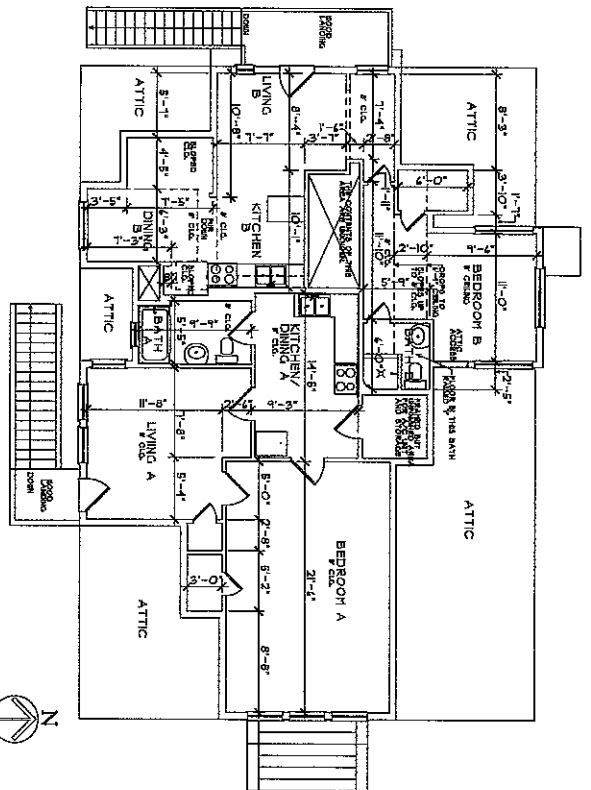
Proposed Front Elevation



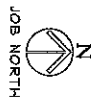
Existing Front Elevation

I approve: 

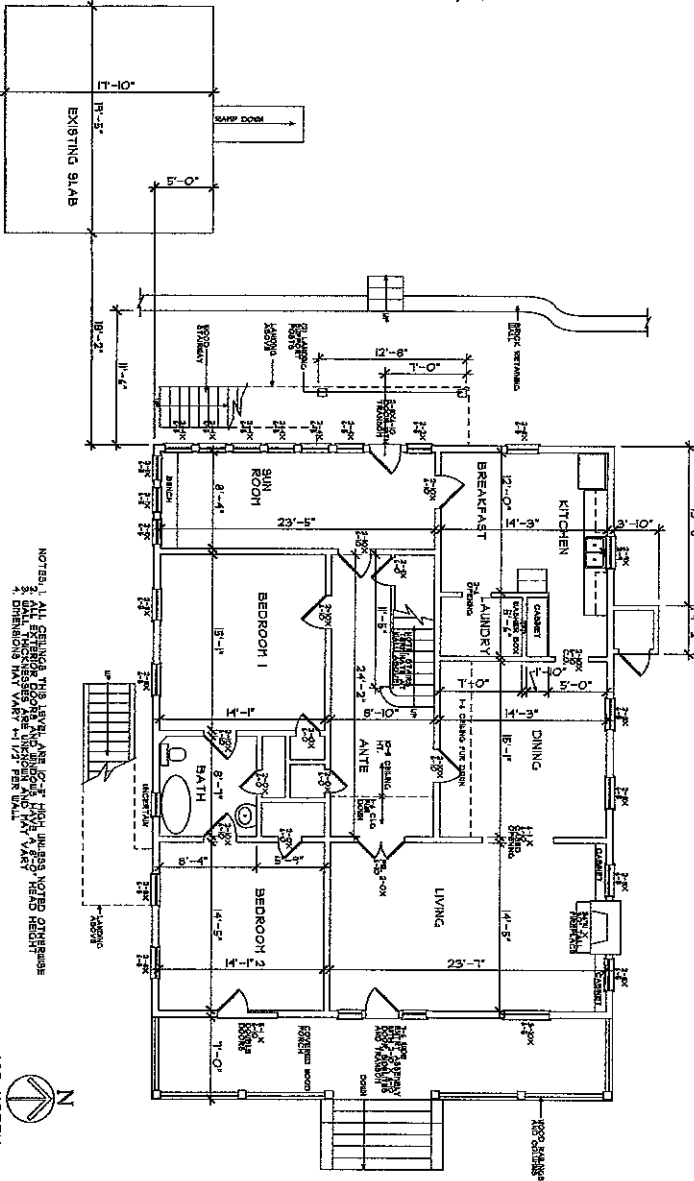
Address: CHARLES WERBER, 802 BLANCO CT, AUSTIN TX 78703



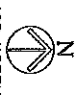
LEVEL TWO AS-BUILT FLOOR PLAN
SCALE: 1/8" = 1'-0"



JOB NORTH



LEVEL ONE AS-BUILT FLOOR PLAN
SCALE: 1/8" = 1'-0"



JOB NORTH

HUDSON HOMES - BLANCO ST.

610 BLANCO STREET, AUSTIN, TRAVIS COUNTY, TX
DESIGN BY HUDSON HOMES, HORSESHOE BAY, TX 830-696-9700
DRAWN BY HOUSE PLANS, ETC., MARBLE FALLS, TX 78654 830-201-4150

PLAN DATE

10/12/11

REVISION

SHEET

1 OF 1